

Rider #1 to GSA Standard Form 2
Lease Number GS-11B-01935
American Pharmacists Association
2200 C Street, NW
Washington, DC

Notwithstanding any provisions in Solicitation for Offers 04-052 to the contrary, the parties agree that:

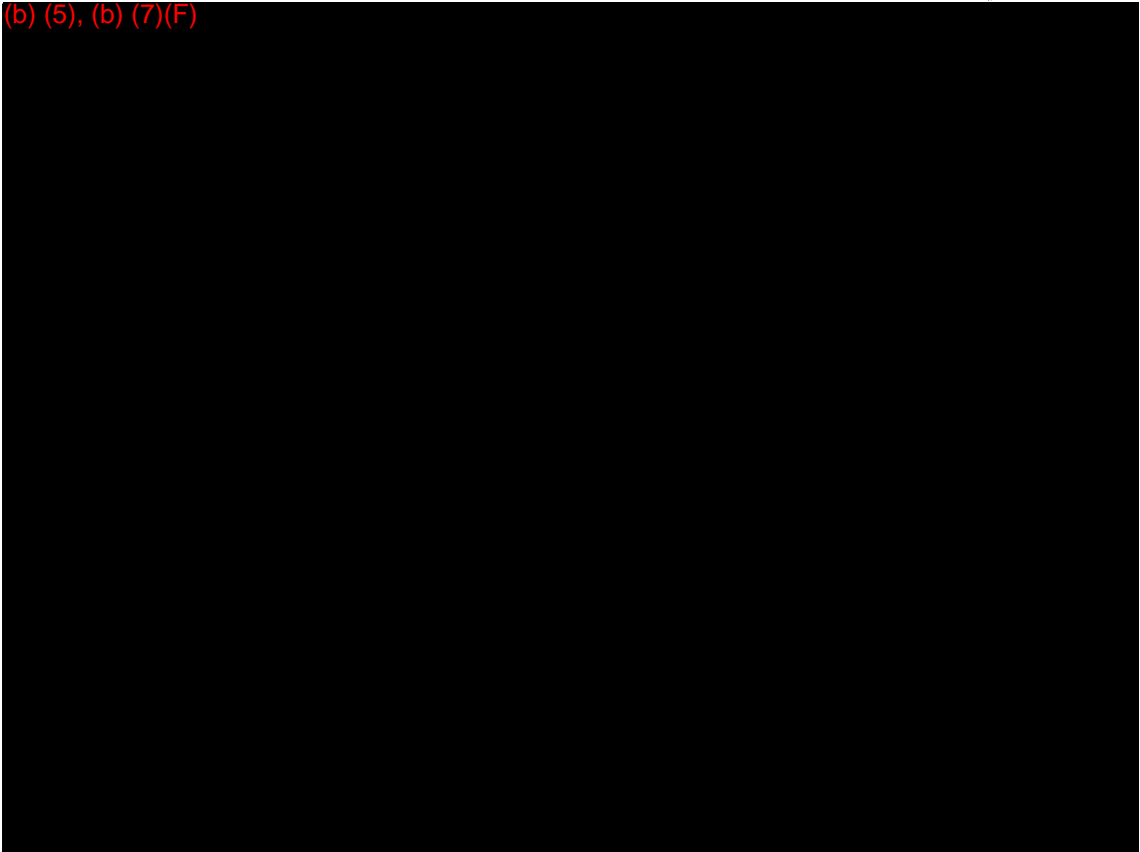
The Lessor's approved site plans for the American Pharmacists Association building to be constructed at 2200 C Street, NW, Washington, DC, includes a 30" wall extending along a portion of 23rd Street, NW, as depicted in the attached drawing. Since this wall will not meet the end-user's security requirements, the Lessor has agreed to give the Government a \$95,000 credit in lieu of building the wall. This credit shall be applied toward the tenant improvement allowance under the lease and may be used at any time, at the Government's sole discretion. No portion of the credit shall be included in the rent or amortized. In consideration of the credit, the end user agrees, at its election, provided funding has been authorized and appropriated for the installation, planning and construction of the approved security barrier system for a part of or the entire building site, to perform or cause to be performed, at the end user's sole expense, the function of designing, permitting, constructing and or installing perimeter walls or other barriers at perimeter locations mutually acceptable to the Lessor and the Government. The design for the walls or barriers shall be submitted to the Lessor for review prior to submittal to any agency for requisite permits or approvals, and the construction thereof shall be coordinated with the Lessor. Construction of the walls or barriers shall be scheduled so as not to interfere with the Lessor's construction of the building. Any damage to the Lessor's property that is caused by the end user's construction of the walls or barriers shall be repaired by the end user at the end user's expense. If the end user fails to repair or begin to repair such damage within 30 calendar days after written notice from the Lessor, the Lessor may make the repairs at the end user's expense. The end user shall be responsible for any injury to persons on the site that is directly caused by the end-user's construction activities. It is further agreed that construction of the walls or barriers (or lack thereof) will not be considered a requirement to obtain substantial completion for purposes of the Government's obligation to pay rent under the lease.

9/25/06

Lessor MB Government DS

Attachment Number One to Rider Number One

(b) (5), (b) (7)(F)




SCHEMATIC PLAN (NOT TO SCALE)

The wall section in question is labeled as 7S, 7 and 7N on this schematic plan.

9/25/06

Lessor


Government 